



A well proportioned three bedroom stone-built end of terrace occupying a popular and convenient position in Hexham. The accommodation would benefit from modernisation, however should appeal to a variety of buyers, given the versatility. It includes an enclosed rear yard with gated vehicle access to a covered car-port and additional workshop-type area. The location is ideally placed for local schools, amenities and transport links. Viewings are highly recommended - there is no forward chain.

- Three Bedroom End Terrace
- Popular Location
- Requires Modernisation
- Two Reception Rooms
- Rear Yard with Parking
- No Forward Chain

Entrance Lobby to Hall

Double central heating radiator, Stairs to first floor.



Lounge 17' 7" by 14' 1" (5m 36cm by 4m 28cm)

Double glazed bay window, Gas fire (back boiler), Two double central heating radiators, Door to dining room.



Dining Room 14' 2" by 11' 7" (4m 33cm by 3m 53cm)

Gas fire, Shelved alcove cupboard, Double glazed window, Single central heating radiator.



Kitchen 10' 10" by 7' 4" (3m 31cm by 2m 24cm)

Wall and floor units with laminate works surfaces over, 1&1/2 sink and drainer unit with mixer tap, Integrated oven and hob, Under-stair pantry cupboard, Two double glazed windows.



Rear Lobby

Door to rear external, Built-in cupboard.



Shower Room/Utility 7' 11" by 4' 4" (2m 41cm by 1m 31cm)

Shower tray, Wash hand basin, WC, Plumbed for washing machine, Single glazed window, Double central heating radiator.

First Floor Landing

Built-in shelved cupboard, Double glazed window, Loft access.

Bedroom One 14' 11" by 10' 9" (4m 55cm by 3m 28cm)

Two double glazed windows, Double central heating radiator.

Bedroom Two 13' 11" by 8' 3" (4m 25cm by 2m 51cm)

Feature fire surround, Built-in shelved cupboard, Double glazed window, Double central heating radiator.

Bedroom Three 11' 4" by 6' 8" (3m 45cm by 2m 4cm)

Double glazed window, Double central heating radiator.

A&G Land & Property Agents.

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Bathroom 7' 2" by 6' 7" (2m 19cm by 2m)

Cast-iron bath with shower over, Wash hand basin with vanity unit, Airing cupboard, Double glazed window, Double central heating radiator.



WC 4' 8" by 2' 9" (1m 42cm by 84cm)

WC, Double glazed window.

External

Enclosed rear yard with gated vehicle access to a covered car-port and additional covered workshop-type area (3m53cm by 2m90cm).



Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.
Council tax band C.
EPC TBC.



Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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